



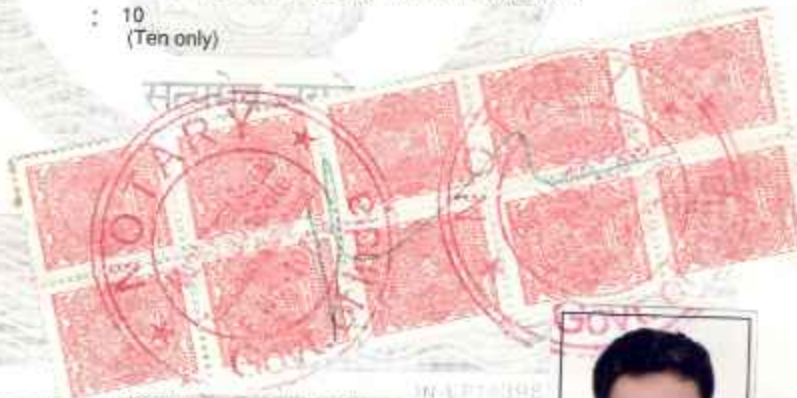
INDIA NON JUDICIAL  
Government of Uttar Pradesh



IN-UP70398727892441W

e-Stamp

Certificate No. : IN-UP70398727892441W  
Certificate Issued Date : 05-Jun-2024 11:05 AM  
Account Reference : NEWIMPACC (SV)/ up14263204/ SHAHJAHANPUR SADAR/ UP-SJH  
Unique Doc. Reference : SUBIN-UPUP1426320437163100892538W  
Purchased by : AYUSH AGARWAL SON OF MANISH AGARWAL  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : AYUSH AGARWAL SON OF MANISH AGARWAL  
Second Party : Not Applicable  
Stamp Duty Paid By : AYUSH AGARWAL SON OF MANISH AGARWAL  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

FORM 'B'  
(See rule3 (4))



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. AAYUSH AGARWAL (Partner) duly authorized by the M/s Radhe Kunj (promoter) of the proposed project "Radhe Kunj Extension".

I, Mr. AAYUSH AGARWAL duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is to be carried out.

Aakash Kumar Saxena  
Advocate  
of India  
10729

Ayush Agarwal

Statutory Alert.

1. The authenticity of this Stamp certificate should be verified at 'www.shcisstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2029.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

*Arjun Agarwal*

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Shahjahanpur on 05.06.2024.

Notary Shanjanand  
Shahjahanpur  
Notary Govt. of India  
Shahjahanpur Reg. No. 10725

*Arjun Agarwal*  
Deponent



## MEMORANDUM OF AUTHORIZATION

### BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

In the case of Radhe Kunj

**"RESOLVED THAT the firm has decided to authorize Mr. Aayush Agarwal** Partner of the entity be and is hereby authorized to represent the entity and its partners before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

**FURTHER RESOLVED THAT, Mr Aayush Agarwal** Partner of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings ; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

For Radhe Kunj

1. 
2. 
3. 
4. H 

(Partners)

Place: Shahjahanpur

Date: 25.05.2024

I/We accept -

